



June 12, 2026

2026 CMSD School Sites RFQ Frequently Asked Questions

Questions

1. Where can I access building and site plans for each of the redevelopment sites?

- a. Plans and drawings have been provided by CMSD and are available [here](#). If you have any trouble accessing this link, please email AssetRedevelopment@clevelandohio.gov.
- b. While the City anticipates the site information included in the RFQ and in these plans is sufficient to support comprehensive responses, if you would like to request additional, specific site information, please email AssetRedevelopment@clevelandohio.gov.

2. Who can respond to the 2026 CMSD School Sites RFQ?

- a. The City of Cleveland has invited individuals, organizations, emerging and experienced developers, and anyone who is interested in the redevelopment of these 12 school sites to review the RFQ and submit a Letter of Interest (LOIs), a response, or both.
 - i. To aid in collaboration and to provide pathways for non-developers to remain involved at these sites, the City plans to review LOIs and responses from parties interested in being programmatic users, contractors, or tenants at a site and plans to share that information with selected developer(s).

3. What kinds of uses are acceptable under this RFQ?

- a. The City has not limited respondents to specific, pre-determined uses for these sites. Responses will be scored based on the criteria included in the RFQ and are expected to incorporate the community feedback on potential uses, surrounding assets, and needs gathered during up-front engagement and included in engagement reports in the Appendix of the RFQ.
- b. Respondents should indicate whether their proposed uses are allowed under the current zoning and if a zoning variance or zoning map change would be required.
 - i. Cleveland's Zoning Map can be found [here](#).





4. What is the timeline for this RFQ?

- a. The anticipated submission and evaluation timeline is listed on page 21 of the RFQ. At this time, the City does not plan to extend the submission deadline past June 30, 2026. Through up-front engagement, the City identified that timely selection of developers for these sites is a key priority for community members. As such, the City has not requested full-scale project proposals or schematic development plans and has, instead, focused submission requirements and scoring on past development experience and financial capacity.
- b. Please note: Due to the significant interest in this RFQ and the sites it involves, the City expects it will need to alter the anticipated evaluation timeline included in the RFQ in order to ensure thorough review and scoring of each proposal. The City now expects it will conduct finalist presentations between July 22 and August 7 and will announce selected teams on August 17.

5. What is the required level of detail for Site Plans and Design Concepts in responses?

- a. For this RFQ, the City has requested a conceptual site plan and a design concept detailing development and use strategies and anticipated schedules. Site plan submissions need not be fully detailed schematic designs or architectural drawings. The city fully expects design and development plans to change throughout the due diligence process as further community engagement is incorporated.
 - i. More specific information about scoring and submission requirements is included on pages 14-18 of the RFQ.

6. Which parcels are included in each development site?

- a. The specific parcels included in each site are included in site one-pagers located in the Appendix section of the RFQ.

7. How will design review for sites with Landmark status be handled?

- a. The Landmarks Commission has its own separate Design Review process for both landmark design review districts and buildings that are designated landmarks. More information about the Landmarks status of the Collinwood, Mary Church Terrell, Michael R. White, and Tremont schools is available in their respective site one-pagers located in the Appendix section of the RFQ and online at the [City of Cleveland's Landmarks Commission](#) webpage.





8. What is the process and timeline for transferring ownership of these sites to selected developers?

- a. Each of these sites is currently owned by the Cleveland Metropolitan School District (CMSD). Therefore, the Board of Education has ultimate authority over the sites and how they can be transferred. While the City intends to execute a Memorandum of Understanding (MOU) with each developer after selection to outline due diligence timelines and responsibilities, conversations regarding specific timelines and processes for transfer of ownership will take place between the developer, the City, and CMSD after selection.

9. How will community engagement be conducted during the development of these sites?

- a. As stated in the RFQ, the City will partner with selected developers and respective Community Development Corporations to plan and execute meaningful engagement with community members throughout the project due diligence and development stages.
- b. Compelling RFQ responses will include, as stated in the Submission Requirements section of the RFQ, thoughtful and meaningful approaches alongside clear deliverables and timelines for community engagement.

10. What financial incentives are available for these projects.

- a. Examples of potential City-administered, state, and federal financial incentives for these projects are included in the Incentive Toolkit section of the RFQ on page 18.
 - i. Project teams may explore and utilize sources outside of those listed, and are not required to utilize any of the sources included in this section.

11. What are the City's sustainability and environmental goals, and how can our projects align with or enhance those efforts?

- a. The following plans and initiatives outline sustainable and environmental goals throughout the City and Northeast Ohio region:
 - i. [15-Minute City](#)
 - ii. [Transit-Oriented Development](#)
 - iii. [Vision Zero](#)
 - iv. [Cleveland Climate Action Plan](#)
 - v. [Health Equity & Social Justice](#)





- vi. [Cleveland 2030 Housing Plan](#)
- vii. [Vibrant NEO 2040](#)

12. What success metrics does the City use to evaluate the effectiveness of real estate development projects?

- a. Once project teams are selected, MOUs, Development Agreements, Engagement Reports, and Community Benefits Agreements are all tools that can be utilized to measure and ensure the success of projects.

13. What business inclusion and community benefits expectations does the City have for this RFQ?

- a. As outlined on page 11 of the RFQ, Project Teams are expected to exhibit Minority Business Enterprises (MBEs), Female Business Enterprises (FBEs), and Cleveland-area Small Businesses (CSBs) participation in their contracting of firms for their projects.
- b. As outlined on page 19 of the RFQ, Project Teams may be expected to adhere to a Community benefits Agreement, depending on the size and scope of their project.

